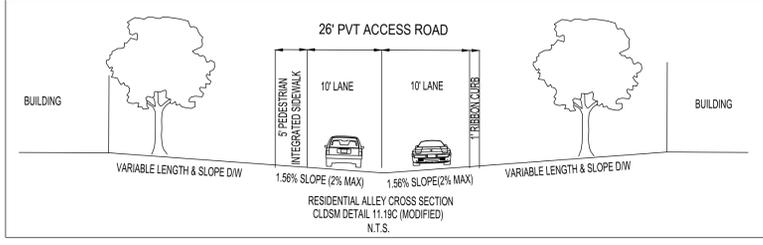
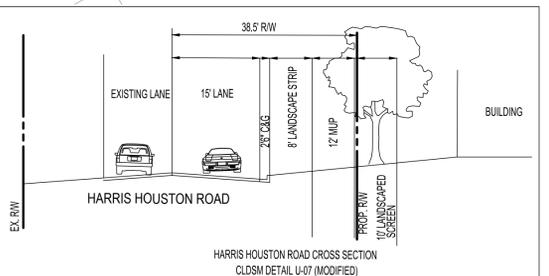


**VICINITY MAP**

10' LANDSCAPED SCREEN TO BE PROVIDED ALONG HARRIS HOUSTON ROAD AS APPLICABLE PER UDO SECTION 12.303(1) (SEE CROSS SECTION)

DEVELOPMENT DATA TABLE:	
<b>PARCEL INFORMATION</b>	
ADDRESS	3223 HARRIS HOUSTON ROAD
TAX PARCEL ID	05107104, 05107105, 05128180
CURRENT ZONING USE	R-3 / VACANT, SINGLE FAMILY
PROPOSED ZONING USE	R-8 MF (CD) / MULTI-FAMILY RESIDENTIAL
<b>SITE DATA</b>	
TOTAL AREA	±21.08 ACRES
OPEN SPACE REQUIRED	10.54 ACRES (50%)
OPEN SPACE PROVIDED	10.54 ACRES (50%)
RESIDENTIAL DWELLINGS	83
PROPOSED MAXIMUM DENSITY	83 UNITS/21.08 ACRES = ±3.9320/AC
PROPOSED BUA	±7.88 ACRES (37.3%)
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREATREE SAVE REQUIRED	2.16 ACRES (10%)
NATURAL AREATREE SAVE PROVIDED	2.16 ACRES (10%)
<b>PARKING DATA</b>	
AUTO PARKING REQUIRED	125 (1.5 SPACE/UNIT)
BICYCLE PARKING REQUIRED	5 (SHORT TERM, 0 LONG TERM)
AUTO PARKING PROVIDED	303 SPACES
GARAGE	166
DRIVEWAY	166
GUEST	21
BICYCLE PARKING PROVIDED	5 (SHORT TERM, 0 LONG TERM)
<b>SETBACKS, BUFFERS, TREE SAVE</b>	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 27' (ALONG HARRIS HOUSTON ROAD) - REDUCED TO 15' IN AREAS THAT MEET UDO 12.303(1)(f) CRITERIA
PERIMETER BUFFERS/YARDS	SIDE YARD: 20' REAR YARD: 50' BUFFER, CLASS C: 50' (SEE PLANS FOR AREAS REQUIRING BUFFER)



SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	8/13/20	CITY COMMENTS	ATZ DR

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 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC203000  
 DRAWN BY: ATZ  
 CHECKED BY: DR  
 DATE: 4/9/20  
 CAD I.D.:

PROJECT: **REZONING PLANS**



REDWOOD HARRIS HOUSTON  
 3223 HARRIS HOUSTON ROAD  
 CITY OF CHARLOTTE  
 CHARLOTTE, NC 28262

**BOHLER**  
 BOHLER ENGINEERING NC, PLLC  
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**PROJECT TEAM:**

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SHEET TITLE: **CONDITIONAL REZONING: CONCEPTUAL SITE PLAN**  
 SHEET NUMBER: **RZ1.0**  
 REVISION 1 - 8/13/20

C:\PROGRAMS\DATA\BOHLER\2020\TEMP\PC\BIBL\SHI\_344\REDWOOD\HARRIS HOUSTON - REZONING PLANS - 200113 - LAYOUT 122.D

